

**SAN ANTONIO HISTORIC AND DESIGN REVIEW COMMISSION  
OFFICIAL MINUTES  
MAY 16, 2012**

- The Historic and Design Review Commission of the City of San Antonio met in session at 3:00 p.m., in the Board Room, Development and Business Services Center, 1901 S. Alamo
- The meeting was called to order by Commissioner Cone, Chair, and the roll was called by the Secretary.

**PRESENT: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**ABSENT: Valenzuela, Salas, Rodriguez**

- Chairman's Statement
- Citizens to be heard
- Announcements

The Commission then considered the Consent Agenda which consisted of:

- |                       |                      |
|-----------------------|----------------------|
| 1. Case No. 2008-074  | 119 E. Craig         |
| 2. Case No. 2011-090  | 210 Tuleta           |
| 3. Case No. 2012-064  | 3200 McCullough      |
| 4. Case No. 2012-102  | 1414 & 1420 S. Alamo |
| 5. Case No. 2012-111  | 102 W. Ninth         |
| 6. Case No. 2012-124  | 103 W. Grayson       |
| 7. Case No. 2012-126  | 134 Wickes           |
| 8. Case No. 2012-128  | 245 E. Commerce      |
| 9. Case No. 2012-137  | 225 Muncey           |
| 10. Case No. 2012-140 | 300 E. Houston       |
| 11. Case No. 2012-142 | 312 Pearl Parkway    |
| 12. Case No. 2012-143 | 332 Adams            |
| 13. Case No. 2012-145 | 434 North Drive      |
| 14. Case No. 2012-146 | 602 Avenue A         |
| 15. Case No. 2012-148 | 922 Nolan            |
| 16. Case No. 2012-149 | 1010 Denver          |
| 17. Case No. 2012-150 | 12200 SE Loop 410    |

Commissioner Barrera pulled items 1, 3 and 13 from the Consent Agenda to be heard under Individual Consideration.

Commissioner Connor pulled items 17 from the Consent Agenda to be heard under Individual Consideration.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Barrera to approve the remaining cases on the Consent Agenda with staff stipulations.

**AYES: Cone, Carpenter, Barrera, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**RECUSED: Guarino**

**THE MOTION CARRIED.**

**1. HDRC NO. 2008-074**

Applicant: Kell Munoz Architects, Steven Tillotson

Address: 119 E. Craig

The applicant is requesting a Certificate of Appropriateness for final approval to:

Adopt a new campus master plan and playground design concept. The proposal includes relocating the existing play areas to make way for the new Science and Creativity Center. The new play areas will be located adjacent to Stevens Hall in the area directly to the west of the school's existing driveway. The area adjacent to Stevens Hall will include a playground, soccer field, basketball court, and outdoor classroom.

**COMMISSION ACTION:**

The motion was made by Commissioner Barrera and seconded by Commissioner Carpenter to approve of drawings submitted May 16, 2012 and with the stipulation that the plantings be pulled back from the west wall to expose the historic building.

**AYES: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**THE MOTION PASSED.**

**3. HDRC NO. 2012-064**

Applicant: Michael McChesney

Address: 3200 McCullough

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a new 18,000 square foot recreational facility for fencing and basketball on the campus of St. Anthony Catholic High School. The facility will be constructed one level above a portion of an existing parking lot at the high school. The exterior for the proposed building is in keeping with the

architectural characteristics of the existing high school façade, which is comprised of brick and segmented cast stone arches. The windows will be single hung aluminum within cast stone framed openings. In lieu of the slate, the proposed roof will be metal with a slope to match the existing building.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Barrera to approve as submitted.

**AYES: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**THE MOTION CARRIED.**

**13. HDRC NO. 2012-145**

Applicant: Jorge Sanchez

Address: 434 North Drive

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Rebuild the roof in order to increase the pitch.
2. Add a gabled porch to the roof on the front elevation of the house.
3. Construct an addition on the east side of the house. The addition measures 5' wide by 12' deep and includes a total of 60 square feet of storage space.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve as submitted.

**AYES: Carpenter, Barrera, Guarino, Tak, Connor, Zuniga**

**NAYS: Cone, Shafer**

**THE MOTION CARRIED.**

**17. HDRC NO. 2012-150**

Applicant: RVK Architects

Address: 12200 SE Loop 410

The applicant is requesting a Certificate of Appropriateness for approval to:

Construct a new 900 square foot CMU building on a 2,700 square foot foundation for conducting tear gas training in a secluded area of the San Antonio Police Department Training Academy.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Connor to approve with the stipulation that the applicant perform a minimal of phase 1 archaeological study.

**AYES: Cone, Carpenter, Guarino, Tak, Shafer, Connor**

**NAYS: None**

**RECUSED: Barrera, Zuniga**

**THE MOTION CARRIED.**

**18. HDRC NO. 2009-253**

Applicant: L.C. Kaylor

Address: 123 Losoya

The applicant is requesting a Certificate of Appropriateness for final approval to:

1. Construct a new outdoor bar and patio on the RiverWalk. The bar will be constructed of limestone and will have a Green Roof.
2. Install RiverWalk signage for the bar. The proposed sign will be supported by a projecting arm attached to the new bar. It will measure 23.5" wide and 31" high and will be double sided for a total of 10 square feet of signage and will be externally lit.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Barrera to approve with staff's stipulation and the additional stipulation that the final detail of the west side rolling shutter be reviewed by staff.

**AYES: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**THE MOTION CARRIED.**

**19. HDRC NO. 2012-136**

Applicant: Rojerio Casarez

Address: 217 W. Elsmere

The applicant is requesting a Certificate of Appropriateness for approval to replace the existing 6' 6" wide ribbon style concrete and masonry driveway in the front of the property with a solid 10' wide concrete driveway including curbs on either side to help with runoff from the lawn which is higher than the driveway.

**COMMISSION ACTION:**

The motion was made by Commissioner Carpenter and seconded by Commissioner Guarino to approve of a 10 foot ribbon driveway with flags or brick material that gives texture relief to the drive. Curb detail to be reviewed by staff.

**AYES: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**THE MOTION CARRIED.**

**20. HDRC NO. 2012-138**

Applicant: Casey Turk

Address: 228 Quentin

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the Hardiplank siding on the existing addition in the rear of the property with brick to match the rest of the house.
2. Replace the original windows with casement style, energy efficient vinyl windows throughout. The home originally had aluminum windows on the rear addition and steel casement windows on the historic portion of the house, which were original to the property.
3. Change the roof slope of the existing addition to increase the pitch.
4. Install a swimming pool and cabana in the back yard. The cabana structure will be 16' wide and 12' deep and will be 192 square feet. There will be a 6' by 12' storage area to be constructed of brick and a 12' by 10' covered open-air cabana space. The cabana will have brick columns and walls and an asphalt shingle roof.
5. Install a 4' wrought iron fence around the front and back yards of the property.

**COMMISSION ACTION:**

The motion was made by Commissioner Barrera and seconded by Commissioner Guarino to approve with staff stipulations.

**AYES: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**THE MOTION CARRIED.**

**21. HDRC NO. 2012-141**

Applicant: Lance M. Folkerts

Address: 303 King William

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Construct a roof structure to cover the existing 20' x 22' outdoor deck. The roof structure will be 11' high and will be constructed of steel and will be clad in either cedar or redwood and will have a metal roof.
2. Construct a 12' 6" accent wall which will be finished with limestone to match the existing house.
3. Install a retractable wall system in the existing carriage house structure. The proposed NanaWall unit will have several glass panels that can be slid open to create an indoor/ outdoor living space.

**COMMISSION ACTION:**

The motion was made by Commissioner Barrera and seconded by Commissioner Guarino to refer to DRC.

**AYES: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**THE MOTION CARRIED.**

**22. HDRC NO. 2012-144**

Applicant: Herminia Garza-Jaber

Address: 402 Madison

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install concrete pavers between the sidewalk and the curb along Sheridan St. at the side of the property. The pavers will be 12" x 12" and 2" thick. They will be cut to fit the available space, leaving 2' on either side of the existing street trees. The pavers will be installed on sand bedding.
2. Construct a new concrete driveway leading from Sheridan St. to the rear of the house. The driveway will be composed of a 30' x 24' concrete slab parking area just inside the property's gate onto Sheridan St. and a 16' wide "L"-shaped driveway connecting that slab to an existing concrete slab at the rear of the house.

**COMMISSION ACTION:**

The motion was made by Commissioner Barrera and seconded by Commissioner Shafer to approve as submitted.

**AYES: Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga**

**NAYS: None**

**THE MOTION CARRIED.**

**23. HDRC NO. 2012-135**

Applicant: RVK Architects

Address: 110 Tuleta

The applicant is requesting a Certificate of Appropriateness for conceptual approval to:

Perform renovations to the historic Alamo Stadium to upgrade the existing facility as a multi-sport venue intended for football, track and field, and soccer. The adjacent Convocation Center will have minor renovations to upgrade the existing facility, provide additional office space, and provide better accessibility. Interior patron amenities, including concessions, restrooms, and locker rooms will be upgraded. The applicant plans to:

1. Construct a new Press Box above the main entrance on the west side of the stadium.
2. Construct exterior stairs on either side of the original west façade and an elevator shaft to the right of the primary stadium entrance on the west façade.
3. Design and install new lighting to mitigate the impact on neighbors, consistent with the existing conditions and operating criteria.
4. Create new parking circulation and drop-off areas at the Stadium and the Convocation Center.
5. Create a new plaza at the west entrance to provide additional circulation and vendor space before, during and after games.
6. Install a metal fence at ground level around proposed exterior stairs.

The proposed renovations will have minimal impact on the existing facades and main entrances. Spectator seating will be replaced with new bench seating and south end zone seating will be closed for regular season use by a seat covering system. A variety of minor renovations to existing interior spaces (such as existing offices and restrooms) are required at the Convocation Center.

Existing field lighting will be modified and a new scoreboard on the north end is proposed.

**COMMISSION ACTION:**

The motion was made by Commissioner Guarino and seconded by Commissioner Shafer to approve of the site plan as presented with the stipulation that there be further development on the west approach, specifically to ADA. Items 1, 2, 3, 5, 6 to be further studied at DRC.

**AYES: Cone, Carpenter, Guarino, Tak, Shafer, Connor**

**NAYS: None**

**RECUSED: Barrera, Zuniga**

**THE MOTION CARRIED.**

- March 9, 2012 minutes.

**COMMISSION ACTION:**

The motion was made by Commissioner Shafer and seconded by Commissioner Barrera approved March 9, 2012 minutes.

**AYES:** Cone, Carpenter, Barrera, Guarino, Tak, Shafer, Connor, Zuniga

**NAYS:** None

**THE MOTION CARRIED.**

- Executive Session: Consultation on attorney – client matters (real estate, litigation, contracts, personnel, and security matters) as well as the above mentioned agenda items may be discussed under Chapter 551 of the Texas Government Code.
- Adjournment.

There being no further business, the meeting adjourned at 5:15 P.M.

APPROVED

A handwritten signature in black ink, appearing to read 'Tim Cone', written over the printed name.

Tim Cone  
Chair